



Holmes Chapel Parish Council

Clerk of the Council: Nicola Clarke

Email: clerk@holmeschapelparishcouncil.gov.uk

Admin: Sue McKay

Email: admin@holmeschapelparishcouncil.gov.uk
01477 533934

1 Church Walk, Holmes Chapel Cheshire, CW4 7AZ

Vicki Jeffrey Rural Housing Officer for Cheshire East Council is attending the meeting at 7 p.m. to discuss rural housing.

STRATEGY AND PARTNERSHIPS COMMITTEE

TO ALL MEMBERS OF THE COMMITTEE - Mr B Bath, Mr JA Clowes, Mr RC Parry, Mr DE Savage, Mr M Blomeley, Mrs M Ranger, Mr S Ranger and Mr MJ Street

You are summoned to attend a meeting of the Strategy Committee on **Thursday 8 September 2016** at 1 Church Walk, Holmes Chapel, CW4 7AZ, commencing at 7.00 p.m.

If members of the public are present there will be a period of question time at the beginning and end of the meeting.

AGENDA:

1. **Apologies** - To approve any apologies for absence.
2. **Declarations of interest** – To receive any declarations of interest:
 - a) **disclosable pecuniary interests or**
 - b) **other disclosable interests****as required under Chapter 7 of the Localism Act 2011.**
3. **Public Forum** -The Chairman will adjourn the meeting to allow questions from members of the public to last no longer than 15 minutes. After questions the Chairman will reconvene the meeting.
4. **Minutes** -To approve the minutes of the Committee meeting held on 7 July 2016 – copies circulated
5. **Matters arising** – To receive verbal reports on any matters arising from the above minutes:
 - **Neighbourhood Plan** – now at Regulation 16 from 15 August 2016 and awaiting the end of the consultation period on 26 September by Cheshire East Council;
 - **Training Log** – has been circulated and members' encouraged to attend training (see attachment)
6. **Planning applications** – To consider any applications on lists recently circulated by CEC and any others which appear on the Cheshire East Council web site.
 - **16/4038C** 55 Elm Drive,CW4 7QA Single storey rear extension

- **16/3999C** 16 Dunoon Close, CW4 7LL Alterations and extension
 - **16/4117C** 4 Arran Close, CW4 7QP Alterations and extension
 - **16/4150C** Beech View, Middlewich Road, CW4 7ET Demolition of existing single storey rear utility and WC. Replacement single storey extension detached from neighbouring property.
 - **16/3553C** 30 London Road, CW4 7AJ Variation of conditions (approved plan) on application 13/1562C
 - **16/3724C** Victoria Mills, CW4 7PA Reserved matters on outline 08/0492/OUT. See Appendix 1.
7. **Planning protocol** – to recommend the planning protocol document to Full Council for inclusion in the Governance documents. See Appendix 2.
 8. **Partnership** – to consider activities by the Partnership which involve the Parish Council
 9. **Civic Service and Civic Award** – Cllr Savage to provide a report on a civic awards / service.
 10. **Car parks** - to receive a report from Cllr S Ranger on progress by the Car Park working group.
 11. **Community Resilience** - to receive a report from Cllr Parry on progress with the document. (Draft circulated)
 12. **Policy documents** – to note the policy documents held by the council and determine if others should be considered. See Appendix 3.
 13. **Communication** – to consider a method of requesting information from the community in preparation of budget setting. See suggestion at Appendix 4.
 14. **Council meetings calendar 2017** – to approve the calendar of meetings for 2017 to be circulated to members and advertised on the website and notice boards. See Appendix 5.
 15. **Chairman’s and Clerk’s reports** – To receive reports including Tour of Britain review.

Nicola Clarke

Nicola Clarke
Clerk of the Council
2 September 2016

Appendix 1

CEC Planning Reference: 16/3724C Victoria Mills Macclesfield Road CW4 7PA

Reference is made to previous applications for this site.

08/0492C Outline application was approved in 2008 for 160 homes. This application has been renewed and expired on 31 August 2016.

16/0732C This application was for a renewal of the outline application for 155 homes, with details deferred for a full application. Holmes Chapel Parish Council registered an objection to this application.

This application, 16/3724C, is for a reserved matters application on the same site for 136 homes.

OBJECTION:

Holmes Chapel Parish Council **objects** for the following reasons to this latest application 16/3724C. Some of these are repeating our objections to the previous application 16/0732C

Employment Land

The site is currently employment land and has been for the last 75 years. There is very little land left in the settlement zone of Holmes Chapel for establishing and developing employment and this site should be retained as such. There has been no movement on developing this land since the original application in 2008 was approved. We understand the current business on the site signed a new lease recently and there does not appear to be any plan for them to move elsewhere. So it raises the question of whether this application is realistic, bearing in mind the extensive amount of demolition and land/soil remediation suggested by the reports prepared by the applicant before this land can safely be used for housing. So it calls into question whether the application satisfies the criteria in the NPPF for such development on brownfield sites.

The Holmes Chapel Neighbourhood Plan (NP)

This has now reached the Regulation 16 stage with the CEC consultation period starting on 15 August 2016 to 26 September 2016. After this, the NP will be submitted to the Independent Examiner.

The NP identifies the need to retain employment land as well as consider further future requirements subject to other growth criteria.

It also identifies that Holmes Chapel as a Local Service Centre (LSC) (as defined in the CEC Local Plan settlement hierarchy) has already had more than its expected allocation of new homes based on the proposed method of calculating the share of the total for LSCs. Excluding the outline application on this site, the number of approvals in the period 2010 to 2030 is 437. As an LSC, for the same period and using the proposed method, Holmes Chapel would have expected a total of 382 homes. So there is little justification for the homes in this application.

It is recognised that as outline application has already been granted and this is a reserved matters application, then an objection cannot be made to this application on the basis of no requirement.

Policy HO1 – Housing Type and Mix

The application is for 72 *3-bed* semi-detached homes, 5 *3-bed* detached homes, 29 *4-bed* detached homes, 9 *2-bed* apartments and a mixture of 21 homes classed as 'affordable - semi-detached and apartments. It is pleasing to see that the application meets the requirement of policy HO1C and HO1D, with the exception that there is no provision for bungalows, something which the village needs.

Policy HO3 – Sustainable Development of Housing and Infrastructure

There is a need in the village for more "all-day" or "longer term" parking for people employed or visiting the village centre. This is particularly relevant for visitors to the Health Centre. The close proximity of this site to the centre and using the pathway route through Eastgate Road would help to alleviate this issue. There is a car park in the current site near the former pathway to Eastgate Road, but it is blocked. Some provision on this site for village centre parking would be welcomed. The plan indicates 2 detached and 5 semi-detached on this area.

There are proposals in the application on how the development may contribute to meeting this policy. These will need some revision as they were agreed 5 July 2012.

Policy HO4 – Size, Scale and Density of New Developments

There is some concern about the density of housing proposed for this site with such a high level of semi-detached homes.

Comments on the Reserved Matters

The reserved matters the application is addressing are Layout, Scale, Appearance and Landscaping. Reference is made to Access, where the principal means of access was secured under the outline planning permission.

Layout

The proposed level of space for car parking is very low and the site plan shows little space for visitor parking for the semi-detached homes. 39 of the homes border the rail line. Although the application mentions the installation of acoustic fencing and indicates some tree planting, a different layout could have moved properties further from the rail line by introducing an access road to the properties. So we question whether the application meets the requirements of the NPPF on the issues of noise and other related matters.

Scale

31 of the homes in the application are of 3 storey. Apart from some apartments on the edge of the north side of the village bordering the Dane Valley, there are no other properties of this size. If the 3 storey homes are approved, we would want to see a requirement that the top ridge line is of no greater height than all other properties on the site.

Appearance

Do the homes in the application meet the requirements in Appendix 9 of the NP? Do they meet the requirements in the draft Cheshire East Design Guide?

Landscaping

There seems to be indications of tree planting in the landscaping plans, some very close to properties. This calls into question whether the proposed planting spots are appropriate. Network Rail have raised a concern about the proposed tree planting along the boundary edge with the rail line and this also raises the issue of how these can be sensibly maintained by the 39 homes along this border.

Access

Since the original application, traffic movement in the village has changed and Macclesfield Road is now a designated route west to east for HGVs. A reassessment of the proposed entry point for the site is requested as this is close to the bridge and therefore traffic exiting the site have a limited view of traffic travelling along the road from east to west.

S106 agreement July 2012

This agreement made no reference to the provision of a contribution towards the schools. We support the objection of CEC School organisation and Capital strategy unless a revised S106 agreement is in place with the required contribution for secondary education and SEN. We would also request a re-appraisal of the assessment that this development is not expected to impact primary school provision.

The amounts and requirements of the signed S106 as below also need re-assessment:

- A financial contribution in the amount of £124,773.00 towards the Children and Young Persons Provision Maintenance Sum;
- A financial contribution in the amount of £5,705.00 towards the enhancement of Offsite Greenspace and £12,776.40 towards the maintenance of the Offsite Greenspace;
- A financial contribution in the amount of £36,673.00 towards the maintenance of the onsite Amenity Greenspace;
- A financial contribution in the amount of £179,604.00 to be provided in respect of public open space and play space provision; and
- A financial contribution of £25,000 to fund the implementation of the sustainable transport initiatives as set out in the Travel Plan.

Appendix 2

HOLMES CHAPEL PARISH COUNCIL

Protocol on pre-application meetings for proposed developments Guidance for Councillors, landowners and developers

Holmes Chapel Parish Council recognises that pre-application discussions play an important role in major planning applications, and encourages developers and property owners to consult both the Council and the public, especially in light of the emerging Neighbourhood Plan.

Pre-determination

In all meetings with developers, property owners or their representatives, members are reminded that they should not indicate, explicitly or implicitly, the approval or disapproval by the Council of any proposal submitted, prior to such a decision being formally taken by the Council. It is noted, however, that expressing a personal pre-disposition, for example of either 'welcome in principle' or 'concerns' is permissible.

Individual members' discussions

Individual members may be approached by developers, property owners or their representatives for informal discussions. All such approaches should be declined and must be referred to the Clerk of the Council.

Pre-application meetings

The Council, in general, welcomes the opportunity to hold meetings with developers, property owners or their representatives prior to public consultation or formal submission of a planning application, in order to gain an understanding of possible proposals or plans; their impact on the community; their alignment with the neighbourhood plan; and any opportunities that might arise for the furtherance of the <emerging> Neighbourhood Plan and for the general well-being of the community.

Such meetings must be formally arranged by the Clerk, attended by the Clerk and not fewer than two members.

Such meetings and any documents, electronic or physical, arising from them, shall be treated as commercial in confidence. The Clerk should produce and retain records of all such meetings. The Council must be informed of all such meetings under Part II conditions.

Pre-application public consultations

The Council strongly encourages developers to carry out full public consultation before submitting plans for major developments, on the following basis:

- i. an accessible and convenient location;
- ii. sufficient publicity to likely interested parties, in good time;
- iii. appropriate timings to allow as wide a range of people as possible to attend;
- iv. a genuinely open mind and willingness to adapt plans in response to feedback.

August 2016

Appendix 3

Holmes Chapel Parish Council policy documents			
Policy	Approved	Needs reviewing	Committee
Governance Document Including Standing Orders. Finance Regs, Management Plan	11 Aug 2016	Annually - contains other docs	S&P
Equality	March 2015	Every 2 years	S&P
Health and safety	Feb 2015	Every 2 years	S&P
Grants and Donations Policy and Form	March 2015	Annually	Finance
Members Code of Conduct	CEC document	n/a	n/a
Powers and Duties	n/a	n/a	n/a
Financial Regulations	July 2016	Annually	Finance
Documents and Records	n/a	n/a	n/a
Management Plan	May 2016	Completed May 16	S&P
Promoting public access	Dec 2008	Nov 16	S&P
Publication scheme	Dec 2015	Every 2 years	S&P
Publicity policy	Oct 2008	Nov 16	S&P
Complaints policy	Sept 2008	Nov 16	S&P
Communications and Media Policy	August 2016	Each new Council	S&P
Training Statement	June 16	Annually	S&P
Training Log (staff and members')	Annual update	Ongoing	Clerk and assistant
Risk Management	Aug 16	Aug 17	Strategy committee
Project Planning	Sept 2015		JAC
Disciplinary policy <i>Not on website</i>	June 2008	Every 2 years	Clerk
Grievance procedure <i>Not on website</i>	June 2008	Every 2 years	Clerk
Social Media policy			DES
Pre-application protocol			SR
The Public Domain	October 2015	Annually	S&P

September 2016

Appendix 4

The Clerk has suggested that a questionnaire should be sent to the electorate to determine their views prior to preparing the budget. Quality status requires the council to be proactive communication.

Suggested topics:

Have they heard of the council?

How the council are performing?

What they think the priorities should be?

Where they think the money should be spent?

Suggestions for projects.

Appendix 5

Holmes Chapel Parish Council Calendar for 2017

2017			
Jan			
5		July 6	Strategy Committee
12	COUNCIL (budget / precept) Finance Committee (3 rd qtr)	13	Finance (1 st qtr)
19	Strategy Committee	20	Amenities Committee
26	Amenities Committee	27	Technical Services Committee
Feb 2	Technical Services Committee	Aug 3	
9		10	COUNCIL
16		17	
23	COUNCIL	24	
March 2	Strategy Committee	31	
9	Amenities Committee	Sept 7	Strategy Committee
16	Technical Services Committee	14	Amenities Committee
23		21	Technical Services Committee
30	ANNUAL PARISH MEETING*	28	COUNCIL
April 6		Oct 5	Strategy Committee
13		19	Amenities Committee
20	COUNCIL (Year end accounts) Finance Committee (4 th qtr)	26	Finance (2 nd qtr)
27	Strategy Committee	27	Technical Services Committee
May 4	Amenities Committee	Nov 2	
11	Technical Services Committee	9	COUNCIL
18		16	Strategy Committee
25	COUNCIL – Annual meeting	23	Amenities Committee
June 1		30	Technical Services Committee
8	Strategy Committee	Dec 7	Finance Committee (Budgets)
15	Amenities Committee	15	COUNCIL
22	Technical Services Committee	21	
29	COUNCIL	28	

Unless advertised otherwise:

All meetings will commence at 7.00 p.m.

All Council Meetings except the Annual Parish Meeting will be held in the Academy Suite, Holmes Chapel Community Centre, CW4 8AA.

*Annual Parish Meeting will be held in the Brooklands Suite and offer refreshments.